



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday January 7, 2015



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – December 3, 2014

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

PDA-155-04-CMP

Strategic Land Use Plan
- Amendment #12

PDA-001-02-HBD

A Plan for the Neighborhoods of
the 5th Ward – Amendment #2

Carr Square & St. Louis Place Neighborhoods

Strategic Land Use Plan – Amendment #12

Approval of P.C. to Conduct a Presentation & Public Hearing at a Future P.C. Meeting

- Proposed SLUP amendment is based on a proposed Ch. 99 Blighting Study & Redevelopment Plan to be initiated by LCRA to facilitate the potential development of a new facility for National Geospatial-Intelligence Agency
- SLUP amendment will propose changes that will reflect the proposed land uses



Strategic Land Use Plan – Amendment #12

- St. Louis Place and Carr Square
- Wed., Feb. 4 P.C. meeting



A Plan for Neighborhoods of 5th Ward – Amend. #2

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A PLAN FOR THE NEIGHBORHOODS



I OF THE 5TH WARD

Presented
By: Schwetye Architects
Consulting Team



A Plan for Neighborhoods of 5th Ward – Amend. #2

- St. Louis Place and Carr Square
- Wed., Feb. 4 P.C. meeting



Agenda

ZONING

Review of Petition for Zoning Amendment

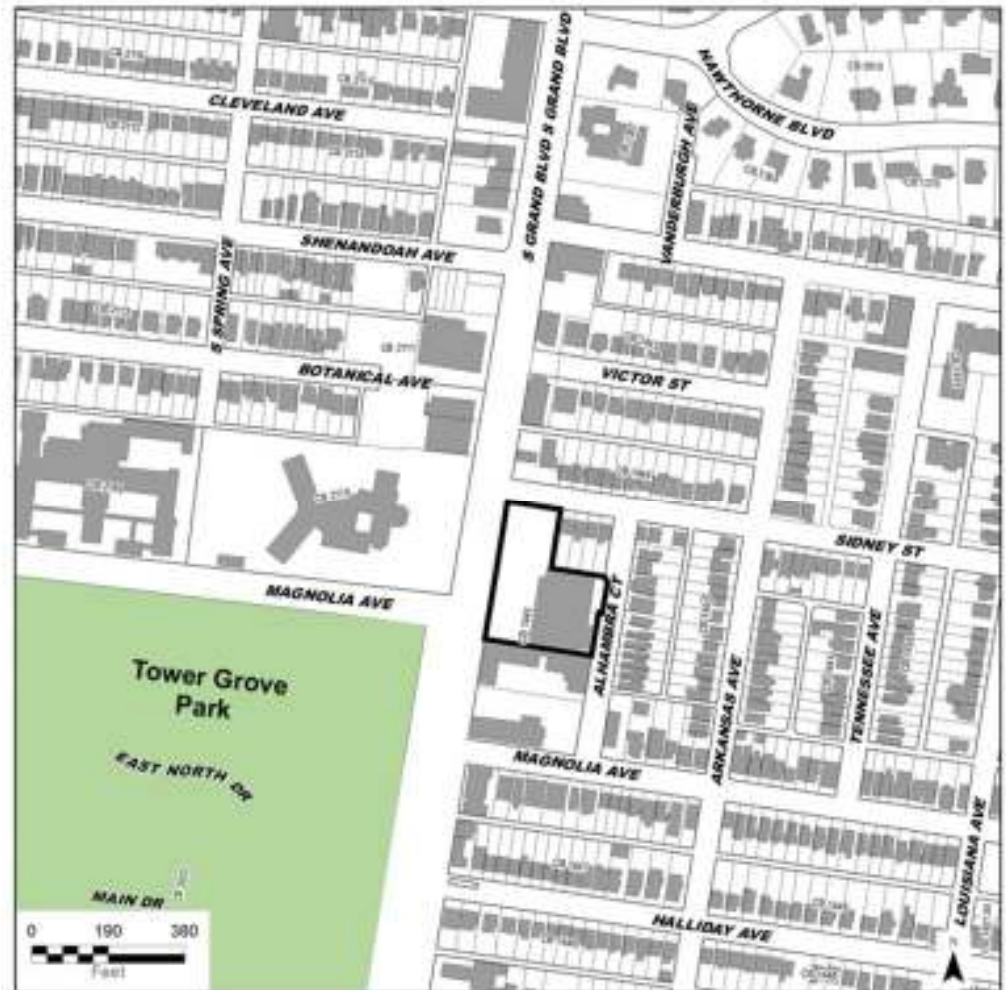
PDA-001-15-REZ 2700 S. Grand 'B & H' to 'H'

Tower Grove East Neighborhood

Petition for Zoning Amendment

Rezoning from 'B & H' to 'H'

- Site on the SE corner of Grand & Sidney is in the Tower Grove East Neighborhood.
- The 1.7 acre L-shaped parcel at 2700 S Grand has a 25,000 sq. ft. one-story commercial building (ALPS Food Store & Dollar General)
- Rezoning extends 'H' District to entire site & eliminates dual zoning.
- 'H' allows current and future commercial use (a Kroger Grocery).



Rezoning Area



2700 S Grand – ALPS Food Store & Family Dollar



View – parking & building from Grand & Sidney



View – rear façade & docks from Alhambra



Aerial View of Vicinity of Rezoning Area

Petition for Zoning Amendment

Existing “H” Area Commercial & “B” Two-Family Dwelling Districts

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Vicinity of Rezoning Area



South – Tower Grove Park (left) & Tower Grove Manor & Magnolia Grace Hill Head Start (right)



North – Beauvais Manor & offices (left) vacant gas station & residences (right)



North & East– single-family houses on Sidney and parking lot of Rezoning Area (far right)



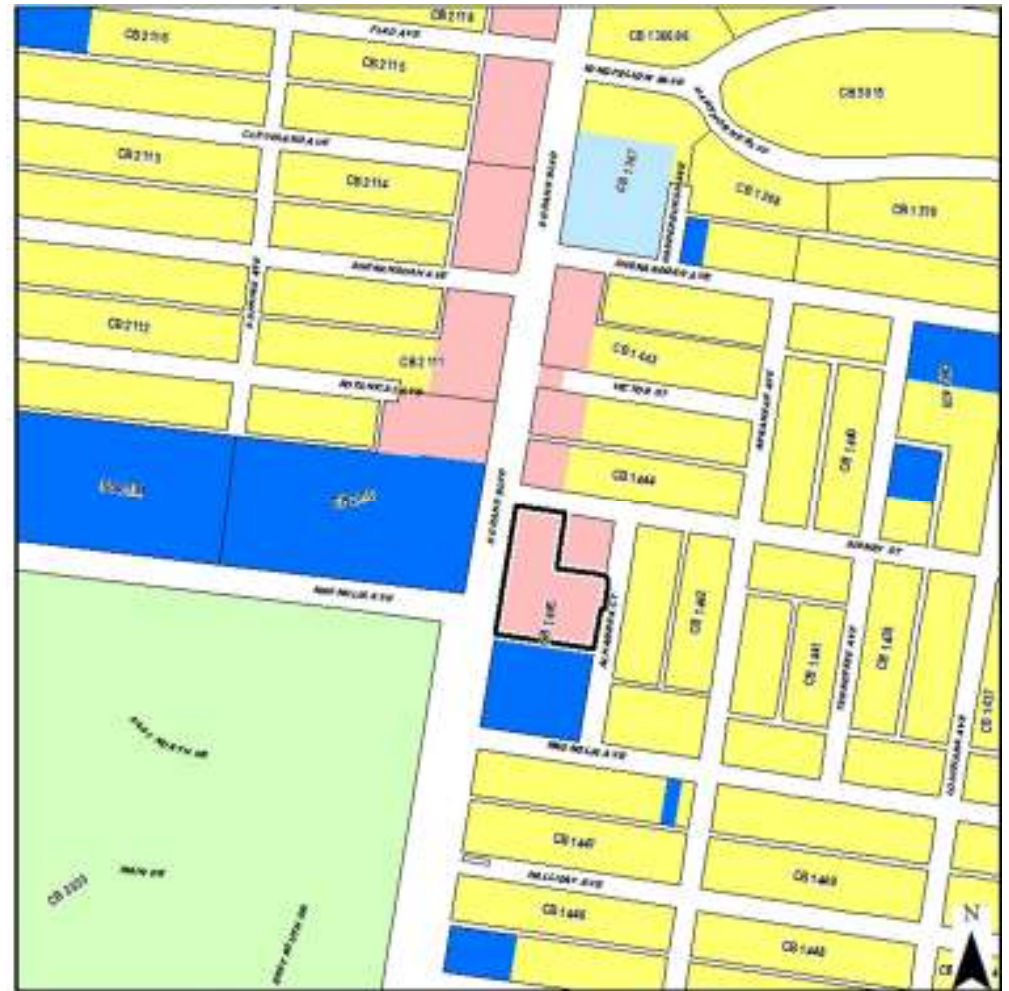
East – rear façade of store (left) residences across Alhambra (right)

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Comments

- PDA Staff recommends approving the petition to change the zoning to 'H' Area Commercial District as being in conformity with the Strategic Land Use Plan's Neighborhood Commercial Area, which encourages commercial uses that serve adjacent neighborhoods.
- The Zoning Administrator recommends "that the subject parcel in City Block 1445 (2700 S. Grand) be rezoned to the 'H' Area Commercial District only."
- "Given that the proposed rezoning would allow for the continuation of successful existing businesses and allow for new uses if a similar nature; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City."

Agenda

Chapter 99 Redevelopment Area Plans

PDA-002-15-RDM 2329-51 & 2320 Market St. Area

Chapter 353 Development Plans

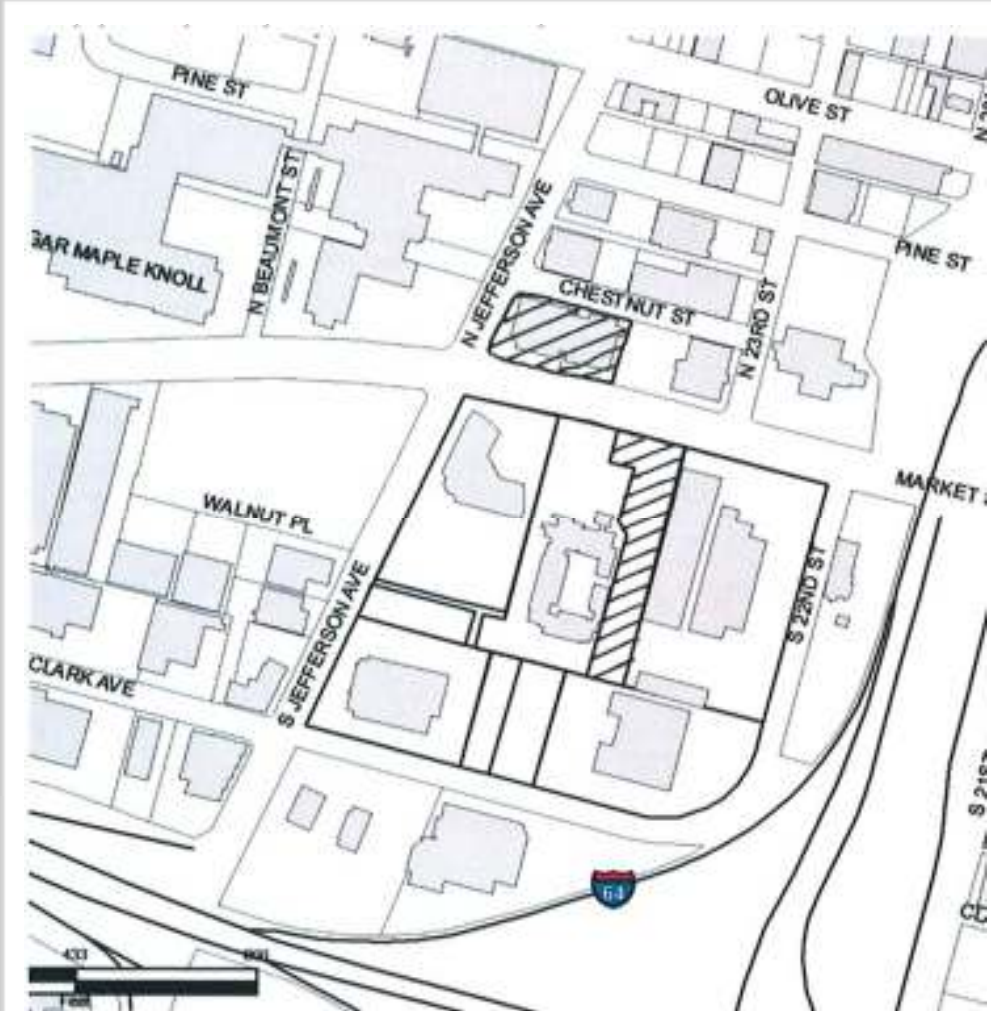
PDA-007-15-RDX Addendum #6 to Development
Plan of Laclede's Landing
Redevelopment Corp

Downtown West & Downtown Neighborhoods

2329-51 & 2330 Market St. Redevelopment Area

LCRA Plan # 1933

- The 2.44-acre Area is a 2 parcel site on the NE corner of Jefferson and Market (office building) & 1 parcel parking lot to the south in Downtown West Neighborhood
- 3-story office building vacant since 2011 and rated fair by LCRA was acquired for \$4.6 million.
- Green Street plans to renovated/reconfigured 84,000 sq. ft. building as LEED certified multiple-tenant office building with 165 parking spaces for about \$4.7 million.



2329-51 & 2330 Market St. Redevelopment Area



Aerial view of the Area's two site (building & parking lot)

2329-51 & 2330 Market St. Redevelopment Area



2329-51 Market – view east from Jefferson



View across Market from parking lot



View of east façade from Chestnut & 23rd

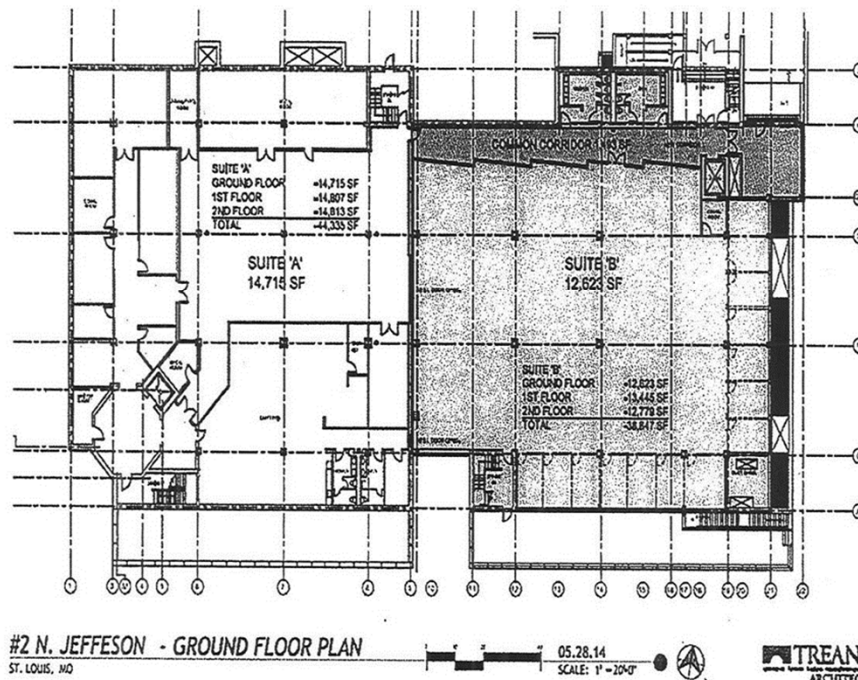


2330 Market – parking lot (left)
Marriott Courtyard Hotel (right)

2329-51 & 2330 Market St. Redevelopment Area

Ground Floor Plan & Elevation Renderings

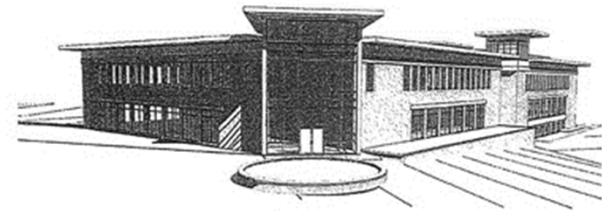
Exhibit E: Building Layout and Site Plan



Ground Floor Plan

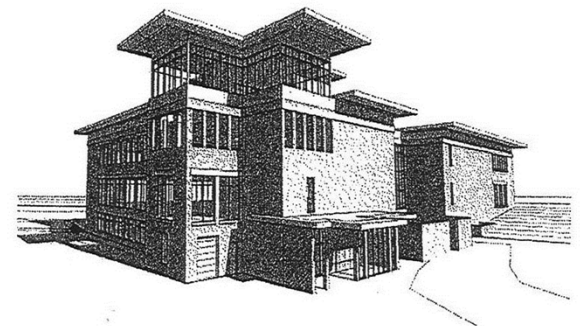
Exhibit D: Building Renderings

Exhibit D-1 Preliminary Rendering showing the southwest elevation of 2351 Market.



Rendering – southwest elevation

Exhibit D-2: Preliminary Rendering showing the northeast corner of 2351 Market.



Rendering – northeast elevation

Vicinity of Redevelopment Area



West – Wells Fargo Advisor's campus



North – office building (Green Street)



West – Wells Fargo Advisor's campus



South & West – MSD Offices

Vicinity of Redevelopment Area



South & West – Marriott Courtyard Hotel



East & North – Jefferson Bank & Trust



East & South – FBI offices



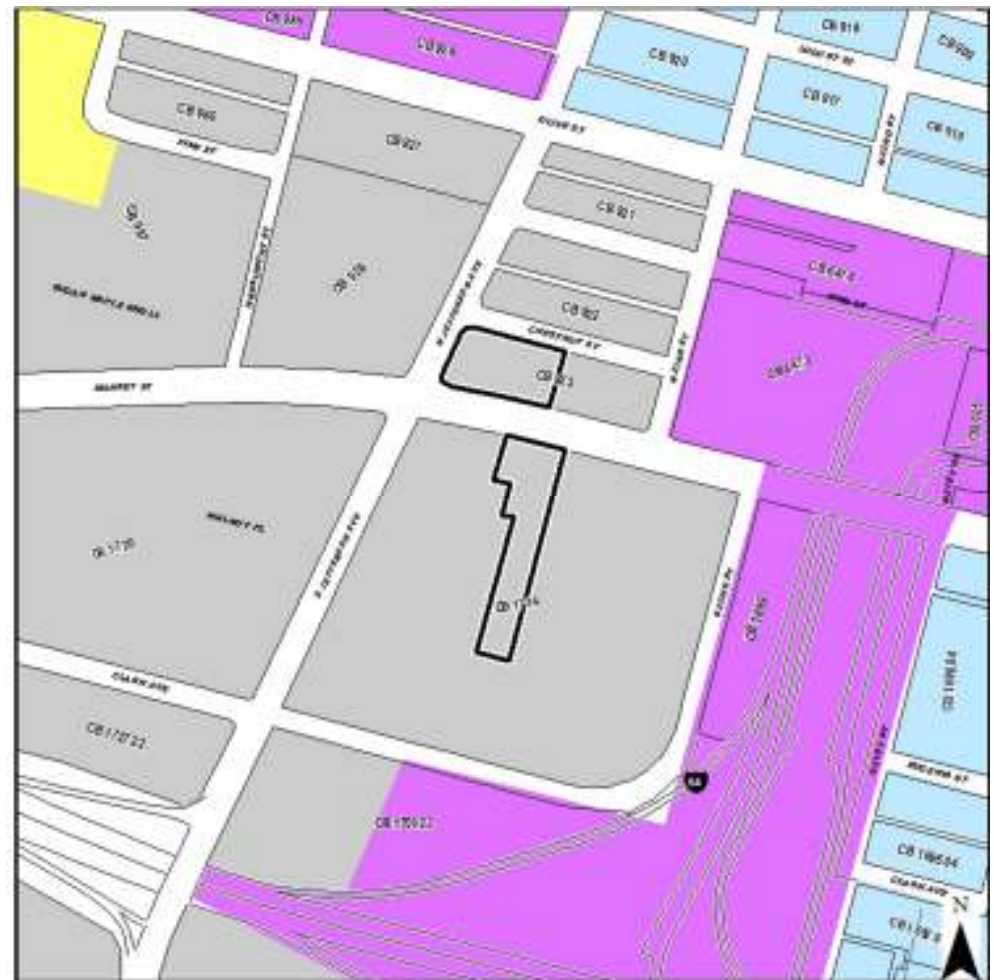
East – Drury Pear Tree Inn

2329-51 & 2330 Market St. Redevelopment Area

Strategic Land Use Plan (Business/Industrial Preservation Area)

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational (Open Space Preservation and Development Area
- Specialty Mixed Use Area



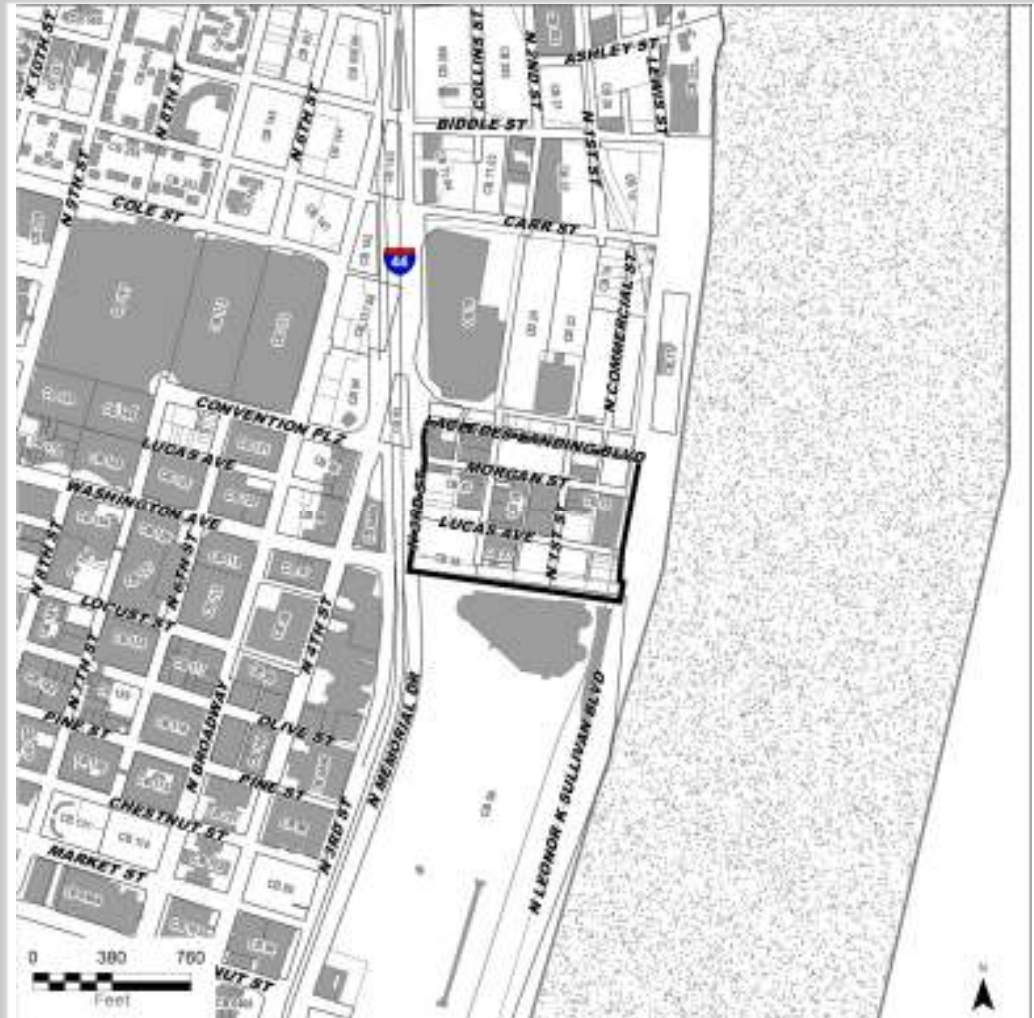
Comments

- Conformity with City's Strategic Land Use Plan's Business/Industrial Preservation Area.
- Provides for the use of 10 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

Addendum No. 6 to Dev. Plan of Laclede's Landing Redev. Corp.

Amendment to Chapter 353 Development Plan

- 9-block area
- A mix of commercial uses in a historic riverfront setting
- Addendum would extend the Development Plan for an additional 25 years
- Addendum wouldn't affect the blighting status & doesn't involve any proposed dev. projects or proposed land uses
- Laclede's Landing Redevelopment Corp.



Background

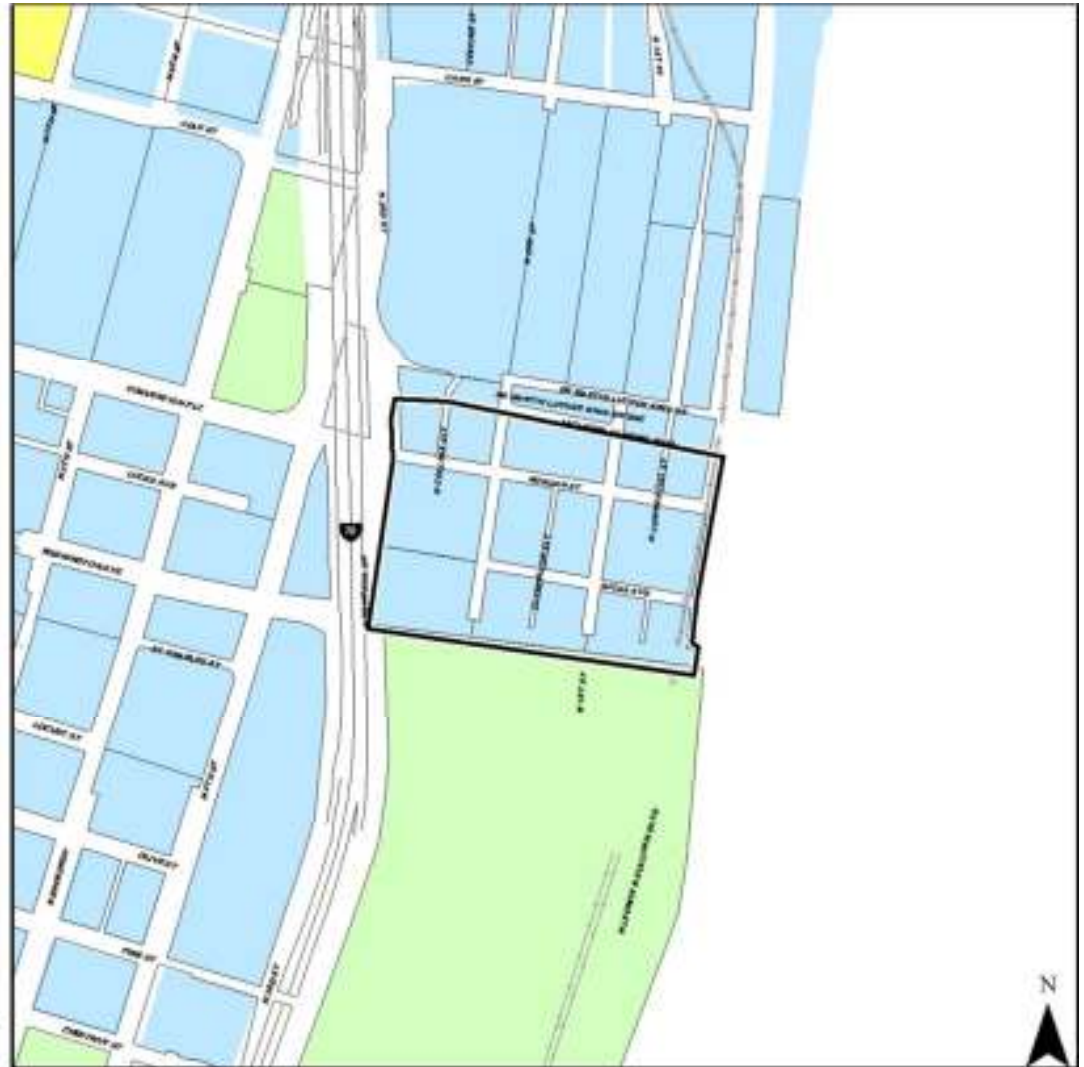
- Laclede's Landing Redev. Area was established by Ord. 57085 in 1975, which approved the Development Plan of the Laclede's Landing Redev. Corp., and authorized the Mayor and Comptroller to enter into an agreement between the City and the Laclede's Landing Redev. Corp.
- Development Plan has previously been amended 5 times.
 - The most recent amendment -- Addendum No. 5 -- was approved by Ordinance 64319 in 1998.
 - The previous 5 amendments were reviewed by the P.C.'s predecessor.
- The P.C.'s recommendation for Chapter 353 Development Plans is to include a determination of several conditions and to provide a rationale for the determination. However, the CDC previously reviewed the Development Plan for all of the required determinations, so the P.C. doesn't need to make them at this time.
- Board Bill #209 was introduced by Phyllis Young, former Alderman of 7th Ward.

Addendum No. 6 to Dev. Plan of Laclede's Landing Redev. Corp.

Strategic Land Use Plan (SMUA)

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational / Open Space Preservation and Development Area
- Specialty Mixed Use Area



Comments

- Conformity with City's Strategic Land Use Plan.
- Tax abatement is only available with the consent of the Planning Commission and the President of the Board of Public Service.
 - This provision would not be affected by the addendum.
- The current Development Plan no longer authorizes the use of eminent domain.
 - This provision would not be affected by the addendum.
- Staff recommends approval of Addendum No. 6 to the Development Plan (a Chapter 353 Development Plan) of the Laclede's Landing Redevelopment Corporation.

Agenda

Action Items:

Preservation Board Review

PDA-008-15-PRS Demolition Decision Review from
Preservation Board
(2225 Chippewa in CB 1655)

Marine Villa Neighborhood

Demolition Decision Review from Preservation Board

2225 Chippewa in Marine Villa Neighborhood

- **Discretion of PC to accept or deny the undertaking of a review**
- **First Step:** PC vote on if it will conduct the review
- **Second Step:** If PC decides to conduct the review it provides notice to the affected parties and sets a time and date of the actual review.
- **Second Step:** If PC decides not to do the review, it is treated like all other Preservation Board decisions (applicant & other parties with standing may make an administrative appeal to Circuit Court).
- **The review shall be limited to determining the correctness of the provisional decision of the Preservation Board by reviewing the record as adduced before the Preservation Board in light of the applicable and appropriate standard.**
- **Oral and written arguments may be made, but no new or additional evidence may be considered.**

Background

Subject:

- Preservation Board decision denying the demolition of 2225 Chippewa, a two-story single-family house in the Marine Villa National Historic District, owned by Y. Abigal Willis.
- The matter was called, deferred, heard and considered by the board over three hearing dates (June 21, 2014, July 28, 2014 and concluding on October 27, 2014)
- Erik C. Korumski of Ted D. Disabato Attorney at Law filed the review request on behalf of the property owner in a letter dated Nov. 18, 2014.

Procedure

- Demolition permits are applied for at the Building Division the routed to relevant reviewers including the Cultural Resource Office (CRO).
- Decisions of the CRO are appealed to the Preservation Board
- The PC can review the provisional decision of the Preservation Board.,

Requested Action

- Planning Commission discussion with staff followed by a vote in regards to accepting the undertaking of this review at a future meeting.
- Planning Commission has 20 days to give written notice of its decision.
- At that time Cultural Resources Office provides full and complete evidentiary record adduced before the Preservation Board.

Agenda

Delegated Items

**PDA-003-15-RDRA through PDA-004-15-RDRA and
PDA-005-15-RDMA through PDA-006-15-RDMA**
Chapter 99 Redevelopment Areas under One Acre

▪ **Street Vacations: PDA-009-15-VACA, PDA-010-15-VACA
and PDA-011-15-VACA**

Adjournment

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment